

LPI Income Property Fund

Unit-Linked Life Insurance Reported in GBP (Gross of charges)



FUND AIM

To provide an income stream that rises annually in line with LPI (RPI between 0% and 5%).

WHO IS THIS FUND FOR?

- The trustees of UK registered defined benefit occupational pension schemes, which may be classified as either retail clients or professional clients.
- Please refer to your professional advisor who should be able to advise you on the suitability of this fund for your scheme.

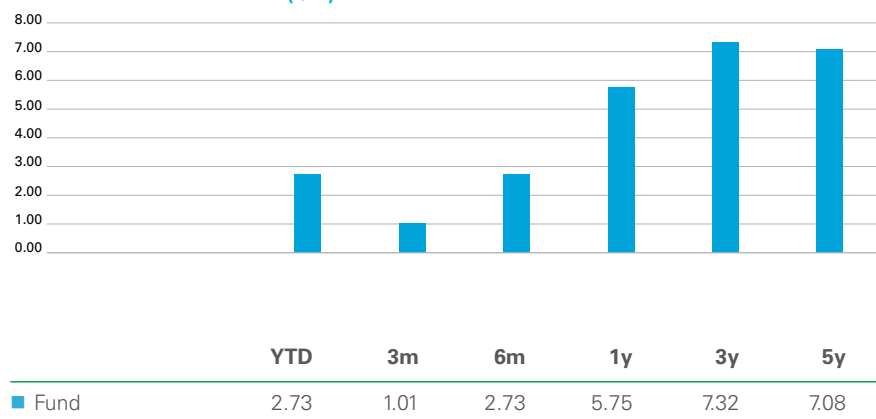
KEY CHARACTERISTICS

No. of assets	71
No. of direct properties	71
Void rate ex. development	0.0%
Average lease length	24.3 years
Average lot size	£24.3m
Cash level	£19.2m
Income return	3.1%

FUND FACTS

NAV	Base currency
£1,754.1m	GBP
Launch date	Domicile
Jul 2010	United Kingdom

PERFORMANCE (%)



CALENDAR YEAR PERFORMANCE (%)

	2019	2018	2017	2016	2015
Fund	6.13	7.93	9.39	5.55	7.61

All performance periods over a year will be annualised. Source: LGIM. Performance based on weekly mid-market prices before the deduction of fees. **Past performance is not a guide to the future.**

FUND CHARACTERISTICS

The fund invests in freehold and leasehold property in the UK with a view to securing long let, secure income streams. In some cases the fund will invest in income strips where the tenant has the option to buy back the freehold from the fund on lease expiry for a nominal amount. The fund does not engage in higher risk activities for example development of unlet property or gearing on directly held assets. The fund may invest selectively in indirect vehicles. The fund may also hold derivatives such as Limited Price Inflation (LPI) swaps to aid efficient portfolio management in line with the FCA permitted link rules. Derivative exposure will be collateralised to protect against counterparty risk.

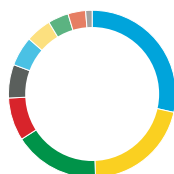
PORTFOLIO BREAKDOWN

All data source LGIM unless otherwise stated. Totals may not sum due to rounding.



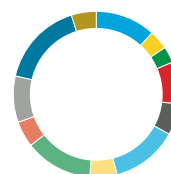
LEASE LENGTH

<20 years	24.1
20-25 years	38.4
25-30 years	19.4
30+ years	18.1



SECTOR (%)

Regional Office	28.5
Educational Sector	20.8
London Office	16.6
Supermarket	8.3
Distribution Warehouse	6.5
Other Commercial	5.7
Leisure	4.9
Other Industrial	4.0
Health Care	3.4
Shopping Centre	1.3



REGION (%)

South East	11.7
South West	3.7
Eastern	3.2
West Midlands	8.2
East Midlands	6.1
North West	13.0
Yorkshire & Humberside	5.3
North East	13.2
Wales	5.1
Scotland	9.0
Central London	16.6
Outer London	4.8

TOP 10 DIRECT PROPERTY HOLDINGS (£M)

Holding	Sector	Valuation
Sanctuary Buildings, London	Offices	280-300
India Buildings, Liverpool	Offices	110-120
Next, Doncaster	Distribution Warehouse	70-80
Mitchells & Butlers, Birmingham	Offices	70-80
Newcastle INTO University, Newcastle	Educational Sector	50-60
Sainsbury's, Glasgow	Supermarket	50-60
Aberystwyth University, Aberystwyth	Educational Sector	50-60
Marston's Portfolio, Various	Leisure	50-60
Scottish Ministers, Glasgow	Offices	40-50
Tesco, Littlehampton	Supermarket	40-50

FUND MANAGER COMMENTARY

Six rent reviews were completed in the quarter. Five were on an upward only basis in line with RPI, and was one on a fixed increase basis.

At quarter end the Fund had conditionally exchanged on a regional office building in the East Midlands let to UK Central Government. The investment will be underpinned by a new 20 year lease with RPI linked rent reviews through the term.

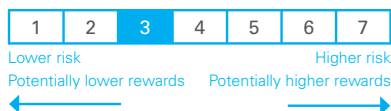
The Fund continues to actively pursue additional pipeline assets to facilitate Fund growth and deployment of capital.

All pipeline assets offer investment grade covenants and are aligned to the Fund's strategy of securing suitable off market stock which will deliver appropriate returns, while meeting the investment criteria.

LGIM PROPERTY FUND MANAGEMENT TEAM

The LPI Fund team is led by Derek Gilby, a Senior Fund Manager with 26 years' experience and 20 years tenure at L&G. The Fund team is supported by LGIM Real Assets' wider platform resources and capabilities, including an in-House Credit team providing analysis on occupier covenants. Assets are sourced through the team's market relationships, working in conjunction with a dedicated Transactions team.

RISK AND REWARD PROFILE



The summary risk indicator does not capture the likelihood of tenants paying their rents on the properties that this fund owns.

The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

PMC KEY RISKS

- The value of an investment and any income taken from it is not guaranteed and can go down as well as up; you may not get back the amount you originally invested.
- The return from your investment is not guaranteed and therefore you may receive a lower or higher return than you anticipated. There will be a variation in performance between funds with similar objectives due to the different assets selected.
- PMC's charges and associated transaction costs are subject to change, with notice for the former and without notice for the latter. Charges and transactions costs deducted from the policy reduce your potential for capital growth in the future.
- Tax rules and the treatment of income and capital gains could change in the future and may be applied retrospectively.
- Inflation reduces the purchasing power of money over time as the cost of purchasing goods and services increases. If the rate of inflation exceeds the rate of return on your portfolio, it will erode the value of your portfolio and its investments in real terms.
- In extreme market conditions it may be difficult to realise assets held for a fund and it may not be possible to redeem units at short notice. We may have to delay acting on your instructions to sell or the price at which you cancel the units may be lower than you anticipated.
- The value of a fund's assets may be affected by uncertainties such as international political developments, market sentiment, economic conditions, changes in government policies, restrictions on foreign investment and currency repatriation, currency fluctuations and other developments in the laws and regulations of countries in which investment may be made.
- PMC seeks to mitigate counterparty risk wherever possible on behalf of its policyholders through a variety of measures which include: each fund's non-cash assets being held with independent custodians, sweeping cash (where appropriate) overnight into the LGIM's range of Liquidity funds (above a deminimus level), using the delivery versus payment system when settling transactions and the use of central clearing for exchange traded derivatives and forward foreign exchange transactions. However, in the event of the failure of a counterparty, custodian or issuer there is a residual risk that a fund may suffer asset losses which are unrecoverable.

For more information, please refer to the Description of Funds [↗](#)



SPOTLIGHT ON LEGAL & GENERAL INVESTMENT MANAGEMENT

We are one of Europe's largest asset managers and a major global investor, with assets under management of £1,196.2 billion (as at 31 December 2019). We work with a wide range of global clients, including pension schemes, sovereign wealth funds, fund distributors and retail investors.

Source: LGIM internal data as at 31 December 2019. The AUM disclosed aggregates the assets managed by LGIM in the UK, LGIMA in the US and LGIM Asia in Hong Kong. The AUM includes the value of securities and derivatives positions.

DEALING INFORMATION

Units can be purchased, sold or switched on a designated dealing day. Funds are offered on a monthly or daily basis as below:

Monthly close	Yes
Daily close	No
Daily midday	No
NIS available	Yes

The Notional Income Service (NIS) is available from the weekly dealt version where indicated. Further information is available in the relevant operational procedures sheet and the Description of Funds [↗](#)

TO FIND OUT MORE

 Visit www.lgim.com/realassets

 Call **+44 (0) 20 3124 3277**

 Email contactrealassets@lgim.com

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Internal Fund Code: YA